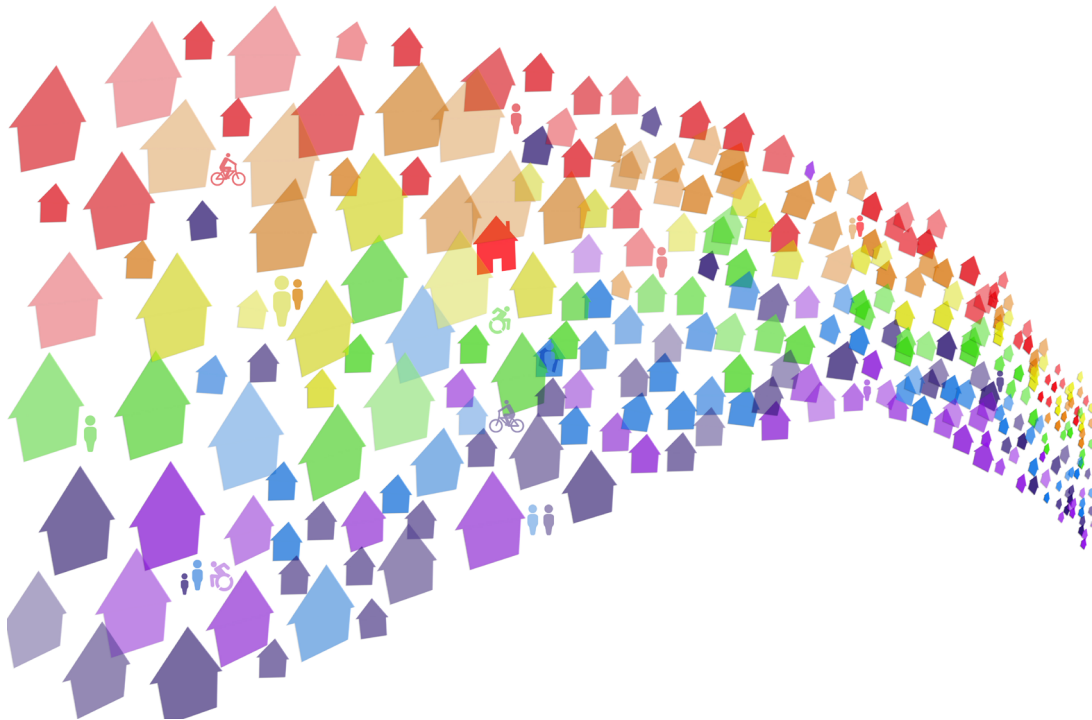


Pride of Place
Leeds

DECEMBER 2022

COMMUNITY ENGAGEMENT FOR DESIGN



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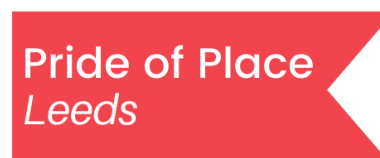
1. Introduction

The key objective of Pride of Place Living is to establish a purpose-built multi-generational life-long and inclusive housing community for the LGBTQ+ community in Leeds. The project plans to accommodate a range of LGBTQ+ housing needs including homes for people over 50, some with care needs, for families, for young people and for those at risk of homelessness. It is particularly keen to be inclusive and ensure people from black and other minority ethnic backgrounds, trans and non-binary and disabled people are represented in the LGBTQ+ beneficiaries.

In 2021 Pride of Place Living conducted an online survey and engaged the LGBTQ+ communities in Leeds and the surrounding area to quantify local interest in Pride of Place Living's co-housing initiative. 456 people responded with 63% interested in moving into a LGBTQ+ affirmative housing scheme. The full summary of this report can be found on the [Pride of Place Living website](#).

Following this survey, Pride of Place Living took several key themes from the results and structured three workshops around them, further engaging members of the LGBTQ+ community in a series of design workshops and focus groups to gain another level of qualitative data. These findings have been summarised in this Community Engagement For Design report, the intention is that these outcomes may be available for use in design discussions on any future housing development. In 2021 Pride of Place Living was awarded the William Sutton Prize for Social Innovation. Prize monies have funded community engagement work and this report. This report has been prepared by Phoebe Nickols on behalf of Pride of Place Living, which is part of Pride of Place Leeds Limited.

Special thanks to the members and volunteers of Pride of Place Living whose involvement has been crucial in the content of this report; Naomi Lawes, Jane Stageman, Susan Phillips, Neil Mckenna, Stuart Whittingham, as well as Soo Lincoln for her excellent work with the focus groups.



Using this document

This document uses precedent projects to help order and conceptualise the desires of people who have taken part in the workshops, and focus groups hosted by Pride of Place Living. The precedents have been gathered throughout these sessions, and collated in subsequent discussions. The final section of this document sets out key projects used to prompt discussion, and provides links to further reading.

Throughout the document, image sources are cited in line, and any references to key projects are linked to the [reference section](#) within the active PDF.



Figure 1. Pride of Place Living volunteers, Photo by Pride of Place Living

The Workshops

Overview

The intention of the workshops was to expand our understanding of the differing needs and priorities of the diverse LGBTQ+ communities in Leeds. Pride of Place Living structured the workshops and focus groups around three key themes from the 2021 Housing Report.

The workshops were conducted on zoom and the focus groups in person and online. The focus groups were targeted at those with least voice in the workshops.

It was a learning outcome of the workshops that the demographic of participants was not recorded. In future, with the consent of participants, it would be pertinent to record this information to give a clearer picture of Pride of Place Living.



Figure 2. Screenshot from Zoom workshop by Pride of Place Living

Workshop Structure

The workshops broadly followed the same structure. They were facilitated by Pride of Place Living and people with particular personal or professional experience in relation to the workshop theme.

Participants were encouraged to take a two minute reflection and offer their thoughts on each topic. This was followed by a short introduction to Pride of Place Living, an overview of a high-rise opportunity under consideration, and a presentation or talk tailored to the workshop theme. Finally, the participants were split into break-out groups to discuss the topic further.

Workshop Themes

Solidarity and Safety 17.02.22

Delivered online

Workshop 1 explored how we can design Pride of Place Living as a 'home for all' in the LGBTQ+ community as well as being safe and secure in relation to neighbouring properties and members of the wider community who may not necessarily identify as LGBTQ+.

Living Environment 17.03.22

Delivered online

Workshop 2 explored how we can design Pride of Place Living to be a fulfilling and inspiring place to live, that is multi-generational and inclusive for a diversity of people from the Leeds LGBTQ+ communities.

Accessibility 28.04.22

Delivered online

Workshop 3 explored how we can design Pride of Place Living to be adaptable over time, and the tailoring of individual homes and communal spaces to the different needs of residents.

Workshop 1 – Solidarity and Safety

The first workshop explored how we can design Pride of Place Living as a 'home for all' in the LGBTQ+ community as well as being safe and secure in relation to neighbouring properties and people who may not necessarily identify as LGBTQ+.

The workshop was facilitated by Jess Spencer, an Architect from Cartwright Pickard and co-founder of UrbanistasNW, as well as Riley Coles, a member of Chapeltown Co-housing in Leeds.

The workshop looked at different dimensions of the design including:

- Integration with wider site, e.g. shared facilities, safe routes
- Communal space externally, e.g. gardens, allotments, shared balconies
- Communal space internally, e.g. shared cafe/kitchen, activity rooms, smaller group rooms on all floors
- Individual homes, e.g. secure, lighting, technology.

Participants:

Signed up: 35

Attended: 20

The following questions were used for discussion:

2 minute individual reflection:

In what places do you feel safe and secure?

Breakout group discussion:

How do we make the design of the block and the wider site feel safe and secure?

Breakout group discussion:

How do we combine the need for private home space with communal space for interaction? What is the nature of these spaces?

Workshop 1 Solidarity and Safety (Continued)

Key Findings: Reflections

In what places do you feel safe and secure? Why?

"No physical or social barriers for anyone wishing to take part"

"Transport links, on-site support options to support independent living"

"Available to anyone regardless to disabilities, age, gender, financial situations"

"Anything that enables both disabled and non-disabled to be able to use the space such as lifts, ramps, safety gates, wet floor showers, evac chairs etc."

"Physical access is a starting point but it is not the only thing! Noise, closeness to other people, layout of housing for sharing facilities like kitchens."

Workshop 1 Solidarity and Safety (Continued)

Key Findings: Break-out Groups

How can we make the design of the block and the wider site feel safe and secure?

How can we combine the need for private home space with communal space for interaction? What is the nature of these spaces?

1. Balance of security and isolation from the outside world

Participants thought it was important to find the balance for those living in the block being safe and secure and not being isolated, both from others in the block and from others in the wider complex.

There should also be a clear distinction between private and public spaces both within the block and outside between Pride of Place Living's communal areas and others in the wider community.

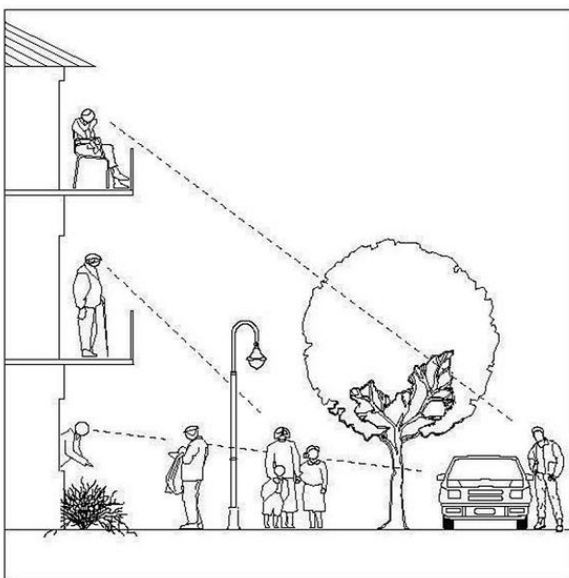


Figure 3. Diagram showing passive surveillance, accessed 21st July 2022, <http://kth.diva-portal.org/smash/get/diva2:1313416/FULLTEXT01.pdf>

2. Challenging ideas of traditional surveillance

CCTV was discussed, can different uses of technology and methods to enhance security and safety be explored?

3. Passive surveillance and building occupation

Participants also discussed the possibility of alternative means of surveillance; neighbourly overlooking and increased foot traffic to create natural surveillance; designing round routes to avoid creating dead ends or enclosed corners that may feel unsafe.

Additional consideration should be made to how the building can be occupied throughout the day. Could the development be mixed-use and offer services and community facilities that are active during the day and night?

Workshop 1 Solidarity and Safety (Continued)

Key Findings: Break-out Groups

4. Security and lighting

Adequate lighting will be required inside and outside the block to make it feel safe for residents throughout day and night.

5. Privacy

There was concern around privacy in relation to private apartments, there should be no windows into private home spaces at access points on each floor.

6. Access and circulation

It was noted that all circulation and public areas need to be accessible to all motor abilities.



Figure 4. Interior of London LGBTQ+ Community Centre pop-up in Bankside, London, Photo by Martha Rawlinson, accessed 21st September 2022, <https://www.gscene.com/news/londons-design-community-comes-together-to-furnish-new-lgbtq-community-centre/>

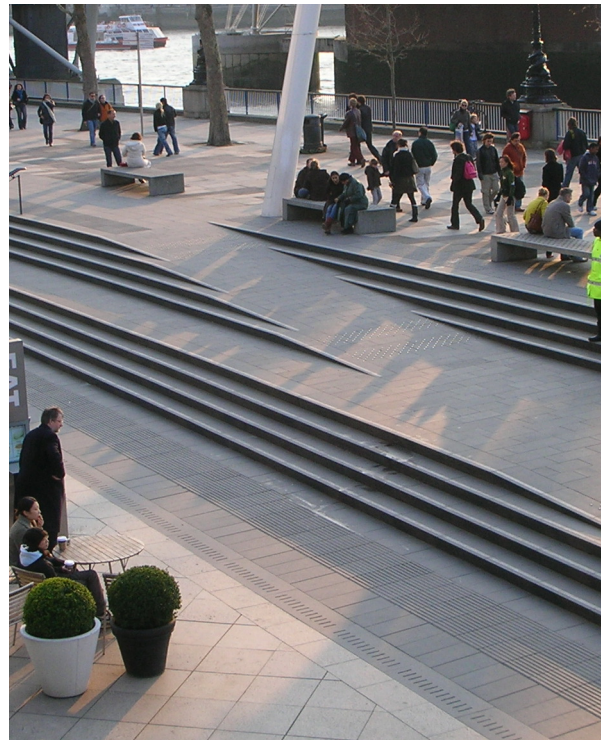


Figure 5. Public realm outside Royal Festival Hall by Gross Max, accessed 23rd July 2022, <https://davisla.wordpress.com/2013/12/13/royal-festival-hall-southbank-public-realm-landscape-architect/>

7. Integration with the wider community

Creating connections with the wider community would help ensure LGBTQ+ safety through learning, empathy and understanding. [Lebensort Vielfalt](#) is a scheme in Berlin offering intergenerational housing to older gay men, it provides a library open to the wider community as well as counselling services to residents. London LGBTQ+ Community Centre (Fig.4) is a pop-up in Bankside, London, that provides a community space to LGBTQ+ people.

Workshop 1 Solidarity and Safety (Continued)

Key Findings: Break-out Groups

8. Distinction between public/private space, communal facilities

It was raised that making a distinction between private home space and communal space would be important to participants. We need to reach agreement on what is preferred as private and what as communal/public.

Consideration should to be made on how the economy of sharing and communality can benefit residents

9. Communal interaction

There was interest in creating chance encounters through communality. Herman Hertzberger's architecture encourages social interaction through layout choices and social signifiers like stable doors (Fig.7)



Figure 6. Communal space in De Drie Hoven by Herman Hertzberger, accessed 16th Dec, 2022, <https://www.ahh.nl/index.php/en/projects2/14-woningbouw/133-de-drie-hoven-elderly-housing-amsterdam>



Figure 7. Social interaction in De Overloop by Herman Hertzberger, accessed 21st July, 2022, <https://www.wbw.ch/de/heft/archiv/2019-9-autonom-im-alter.html>

10. Suggested communal spaces

- Balconies
- Shared gardens
- In-house laundry services
- Shop/cafeteria
- Cafe
- Green space
- Vegetable plots

11. Differing habits/rituals

There should be awareness of different habits and lifestyles of the residents when designing public spaces

Workshop 2 – The Living Environment

The second workshop explored how we can design Pride of Place Living to be a fulfilling and inspiring place to live, that is multi-generational and inclusive for a diversity of people from the Leeds LGBTQ+ communities.

This workshop focused on the living environment; the look and feel of the place. How can the design achieve the aims of Pride of Place Living: to be a multi-generational and inclusive, fulfilling and inspiring place to live for residents?

The workshop was facilitated by Phoebe Nickols, an Architect, 3D designer and illustrator, as well as Claude Hendrickson, founding member of Frontline Community Self-build and a community-led housing advisor working

across the country, with a focus on equality, diversity and inclusion.

The workshop looked at different dimensions of the design including:

- Individual homes – mix of sizes, with some larger sharing units, communal areas shared between homes
- Communal spaces internally e.g. shared laundromat, cafe/kitchen, activity rooms, smaller group rooms on all floors
- Communal space externally, e.g. gardens, allotments, shared balconies etc.

Participants:

Signed up: 35

Attended: 20

The following questions were used for discussion:

Breakout group discussion:

What needs to be included in the design of multi-storey housing to support communal living and multi-generational/life-long living?

2 minute individual reflection:

What does an LGBTQ+ inclusive living environment mean to you?

Workshop 2 The Living Environment (Continued)

Key Findings: Reflections

*What does an LGBTQ+ inclusive living environment mean to you?
Think about what it looks and feels like to live in...*

"Garden space"

"Somewhere to
feel proud to live"

"A happy
supportive
environment"

"It feels like freedom. I can
hold hands with my wife
and walk around as a queer
Black woman and not be
micro-analysed."

"Safe, inclusive
environment."

"Inclusivity means acceptance
of my intersectional identities -
-race, class, age, queerness."

"Sunny balcony.
Noise insulation."

"Communal spaces and
own space to escape to."

"Intimate, friendly and
inspiring spaces - different
options depending on how
you feel, to cater for different
needs over time."

Workshop 2 The Living Environment (Continued)

Key Findings: Break-out Groups

What needs to be included in the design of multi-storey housing to support communal living and multi-generational/ life-long living?

1. Communal living

Generally people were positive about the concept of communal living, but were cognisant of the need to give residents the option to engage in communality. This could be addressed through a hierarchy of sharing.



Figure 8. *Two Front Doors* by Hill Patru Architects, accessed 16th October, 2022, <https://www.hillpatru.co.uk/intergenerationaliving>



Figure 9. *Quinta Monroy* by Elemental, accessed 21st July, 2022, <https://www.architectural-review.com/buildings/housing/revisit-quinta-monroy-by-elemental>

2. Changing needs

Participants were keen for the dwellings to be adaptable to suit changing needs, if a family grows or as circumstances change.

It was noted that one way of doing this was to use communal spaces between family units; it is important to consider more than the nuclear family when referring to 'family.'

As in the [Quinta Monroy project](#) and [Two Front Doors](#) competition entry, the scheme could allow expansion and alteration of existing accommodation, or provide support for moving from one type of accommodation to another.

3. Materiality

There was a positive response to timber as a construction material.

The need for noise insulating materials was highlighted again.

Quality and longevity will be key criteria in material choice for the scheme.

Workshop 2 The Living Environment (Continued)

Key Findings: Break-out Groups

4. Building life-span

Multi-generational design needs to respect different interests and desires at different times. Important to have variety of spaces, allowing smaller groupings but then also opportunities for whole community to come together.

5. A queer aesthetic

It was important to participants that the design shows queerness and individuality e.g., repurposing of materials, varied colour schemes from floor to floor, art, and creating a 'queer aesthetic'. Sarah Wigglesworth's own home (Fig. 10) exemplifies using off-the-shelf materials in innovative and evocative ways.



Figure 10. Stock Orchard Street by Sarah Wigglesworth, accessed 21st July 2022, <https://www.swarch.co.uk/work/stock-orchard-street/>

6. Personalisation

To support lifelong living the matter of inhabitation should be considered, customisation of all properties including the rental portion was mentioned by participants. De Drie Hoven by Herman Hertzberger encourages residents to personalise their entrances (Fig. 11).



Figure 11. Personalised entrances in De Drie Hoven by Herman Hertzberger, accessed 21st July, 2022, <https://housingformatureelders.wordpress.com/2018/11/09/case-study-de-drie-hoven/>

7. Inclusivity and cost

Participants raised the tension between inclusivity and cost; will it be possible to meet the desires and needs of residents within the budget? How will this influence the aesthetic? [Lucien Kroll](#) is an architect who worked with very basic construction materials to meet residents needs.

Workshop 3: Accessibility and Support

The third workshop explored how we can design Pride of Place Living to be adaptable over time, and the tailoring of individual homes and communal spaces to different needs.

The workshop was facilitated by Ruth Middleton, who has been involved in LGBTQ+ organisations for over 30 years. With a background as an NHS Manager (mental health); she also has over 20 years of lived experience as a disabled woman and full-time wheelchair user with multiple impairments and health challenges.

The workshop looked at different aspects of the design including:

- Accessibility - physical, sensory, social, economic
- Individual homes - access to and within; furniture, technology, adaptability
- Communal space - corridors, lift areas, bathrooms, shared facilities both internally and externally
- Wider site - to front door, nearby services, parking, public transport

Participants:

Signed up: 35

Attended: 20

The following questions were used for discussion:

2 minute individual reflection:

What does accessibility mean to you?

Breakout group discussion:

What does an accessible living environment look like to you in terms of personal spaces, communal spaces and the wider site?

Workshop 3 Accessibility (Continued)

Key Findings: Reflections

What does an accessible living environment look like to you?

"Being able to talk about your needs as they develop over time."

"Anything that enables both disabled and non-disabled to be able to use the space such as lifts, ramps, safety gates, wet floor showers, evac chairs etc."

"Transport links, on-site support options to support independent living"

"Constantly evolving"

"For me something being accessible means nobody has to think about whether they can use it - there is no additional barrier to navigate - access is equal and a given"

Some people's access needs may clash with each other! This may mean separate units with different access facilities.

"Accessibility needs to be thought of in its wider sense - that is physical spaces, different sensory needs, to different identities and cultural backgrounds, to different housing needs."

Financial access is also important! Disabled people much more likely to be in poverty or claiming benefits. Many types of housing tenure/ownership are fundamentally inaccessible to people in these situations - having secure affordable/social rent tenancies is essential!

"Intimate, friendly and inspiring spaces - different options depending on how you feel, to cater for different needs over time."

"No physical or social barriers for anyone wishing to take part"

"Being able to participate in everything and go everywhere within housing and affordability."

Workshop 3 Accessibility (Continued)

Key Findings: Break-out Groups

*What does an accessible living environment look like to you?
Communal facilities, Personal spaces & the Wider site*

1. Communal facilities

Generally participants were positive about the idea of sharing facilities. With accessibility in mind these would need to be maintained by an external management company. It was suggested to have a café or drop-in centre for people to learn about the LGBTQ+ community.

2. Designing for different needs

The design should to respond to the range of residents' needs, e.g. sensory, spatial, physical, social. This should be central to the brief. Heatherwick's Maggie's Centre in Leeds shows sensitivity to the users needs in materiality and form (Fig.12).



Figure 12. Maggie's Centre in Leeds by Thomas Heatherwick, accessed 3rd September, 2022, <https://www.dezeen.com/2020/06/12/heatherwick-studio-maggies-centre-leeds-architecture/>

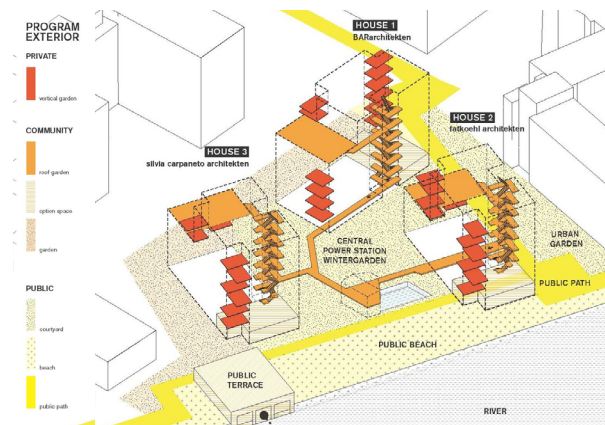


Figure 13. Diagram of Co-op Housing in Berlin by BARarchitekten, Carpaneto Architekten, Fatkoehl Architekten, accessed 22nd July, 2022, <https://www.archdaily.com/587590/coop-housing-project-at-the-river-spreefeld-carpaneto-architekten-fatkoehl-architekten-bararchitekten>

3. Adaptability

As in Workshop 2, the adaptability of dwellings was important to participants. Could individual homes be adaptable for different circumstances over time? Can flats be combined to increase size?

4. Noise

Noise insulation is particularly important for multi-generational living, with respect for different work and living patterns. Management of noise transmission through design is a high priority.

Workshop 3 Accessibility (Continued)

Key Findings: Break-out Groups

5. Transportation and accessibility

Participants thought easy access to accessible transportation was important, including access to amenities (supermarket, laundrette, medical centre or GP, gyms, places of worship). Markthal by MVRDV in Rotterdam, Netherlands (Fig.14) uses the principle of a central atrium (housing amenities—a market) surrounded by dwellings in a high density layout which improves accessibility.

It would be beneficial to have a refill shop to help make sustainability accessible. It was noted that these spaces need to be welcoming to the LGBTQ+ community, and attune to personal and health needs.

6. Financial accessibility

As in Workshop 2, it was raised that Pride of Place Living would need to strike a balance between complete physical accessibility and the additional financial cost on unit prices. Participants wanted future clarity on the brief.



Figure 14. Markthal by MVRDH, accessed 6th October, 2022, <https://www.dezeen.com/2014/10/01/mrvdv-markthal-rotterdam-arched-market-housing/>



Figure 15. Wohnprojekt Wien, Vienna, accessed 14th November, 2022, <https://werde-magazin.de/blog/2020/03/12/zu-hause-im-wohnprojekt/>

Focus Groups

Pride of Place Living ran three further focus groups to gather more detailed data: these would be for people whose voices are less well represented. We chose:

1. People experiencing mental health difficulties
2. Learning disabled and autistic adults
3. Black and brown people

Pride of Place Living extracted some key words, themes, talking points, and precedent projects from the workshop summaries which helped guide the focus groups.

Why would you choose to live in an LGBTQ+ housing community? What would you be looking for?

What makes a LGBTQ+ housing project different to any other housing?

How would you see yourself living in a LGBTQ+ housing community?

Participants were asked to rank the following in order of importance to them:

Is safe and secure.

Adaptable accommodation (to changing circumstances and needs)

Meets my access needs, now and in the future

Is neighbourly. Friendly neighbours. A sense of community.

The look or feel of the place having an LGBTQ+ identity.

Has shared space with other LGBTQ+ People (residents and non residents) but allows privacy.

Focus Group for People Experiencing Mental Health Difficulties

Two participants attended for the focus group discussion, held on 26/07/22 in person. Contacts were made at Live Well Leeds, Distinct and Proud, and Leeds Mind, as well as posting on Pride of Place website and advertising on Twitter.

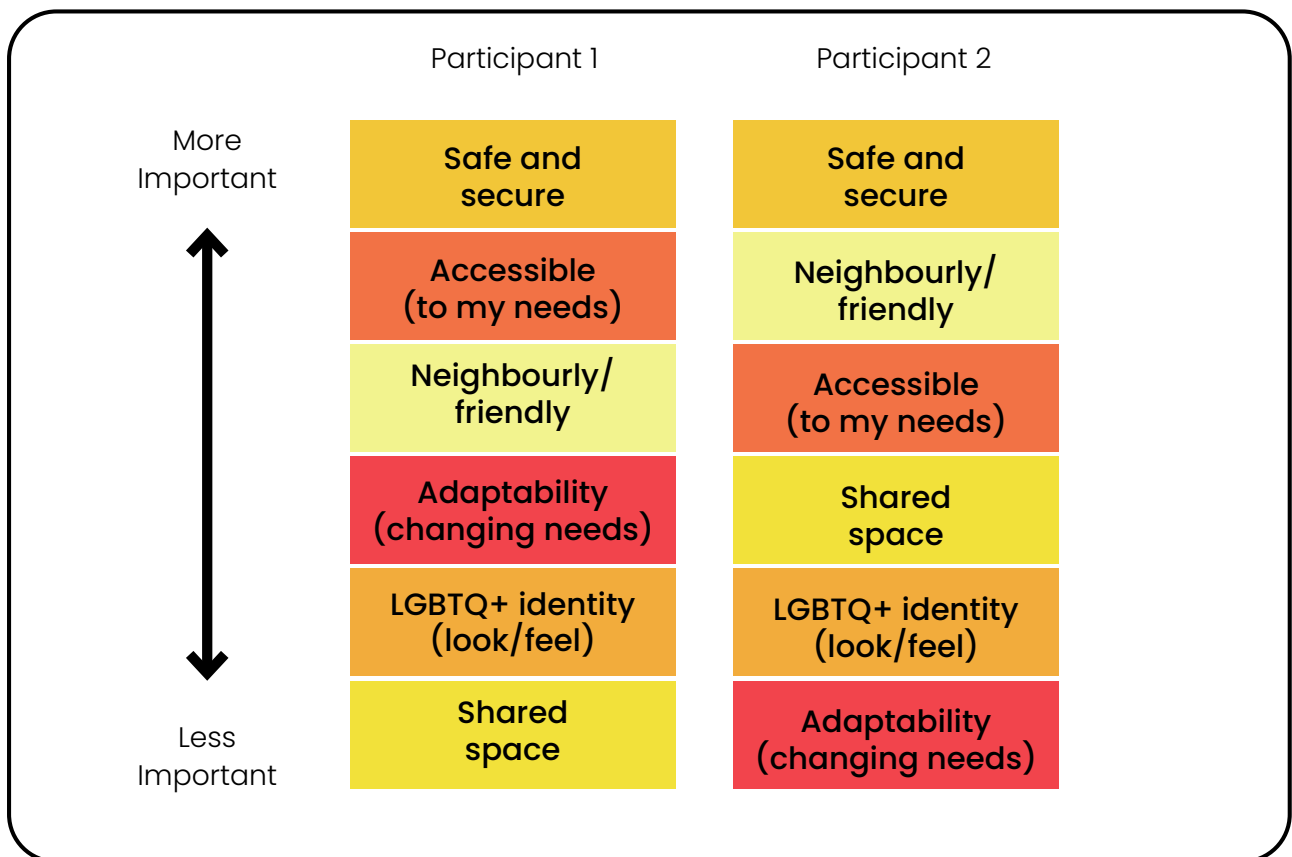


Figure 16. Results of the ranking exercise:

Mental Health Focus Group (Continued)

Focus Group Findings

Key discussion points

Safety and access issues had the highest importance. There was ambivalence about shared and communal spaces; however there was a positive response to the stable door concept in [De Drie Hoven](#), and communal balconies in [Wohnprojekt Wien](#). They liked the option to be social, but for it not to be too visible. It is worth noting that participants ranked 'neighbourly and friendly' highly.

Accessibility

Affordability: the scheme should be inclusive for those on low incomes and benefits, it would need to offer affordable rents, secure tenures, and rent protection, the [Co-op project in Berlin](#) (Fig. 17) is a good example of these options in practice. This thinking is in line with the workshop outcome.

Safety and solidarity

Good public transport links are vital. Safe pedestrian entrance areas to and from transport links, and separate entrances/exits for residents and non-residents. 'Informal surveillance' could be anxiety-provoking. This is contrary to the general thinking in the workshops.

Living Environment

The participants said they would not use shared spaces much due to anxiety and were concerned about uncontrolled social interaction. They expressed their need for privacy. They would not want communal spaces too close to front doors as shown in [Marmalade Lane](#) or to be too visible on balconies as shown in [Hive](#). They preferred the idea of external balconies shown in [Wohnprojekt Wien](#). They were not keen on shared services like laundry, voicing that they wouldn't use it if it was busy, nor would they want to wait for it to be quieter. The 'randomness' of who might be there and unwanted social interaction was also a negative point for them. This is contrary to the results of the workshops.



Figure 17. Co-op Housing in Berlin by BARarchitekten, Carpaneto Architekten, Fatkoehl Architekten, accessed 19th October, 2022, <https://www.archdaily.com/587590/coop-housing-project-at-the-river-spreefeld-carpaneto-architekten-fatkoehl-architekten-bararchitekten>

Learning Disabled and Autistic Adults Focus Group

Nine participants attended for the focus group discussion, held on 16/08/22 in person. To make connections for this focus group. Pride of Place Living advertised on Twitter and reached out to OUT in Leeds (People in Action) social group as well as Change, which

is a human rights organisation led by disabled people who work to build an inclusive society where people with learning disabilities are treated equally.

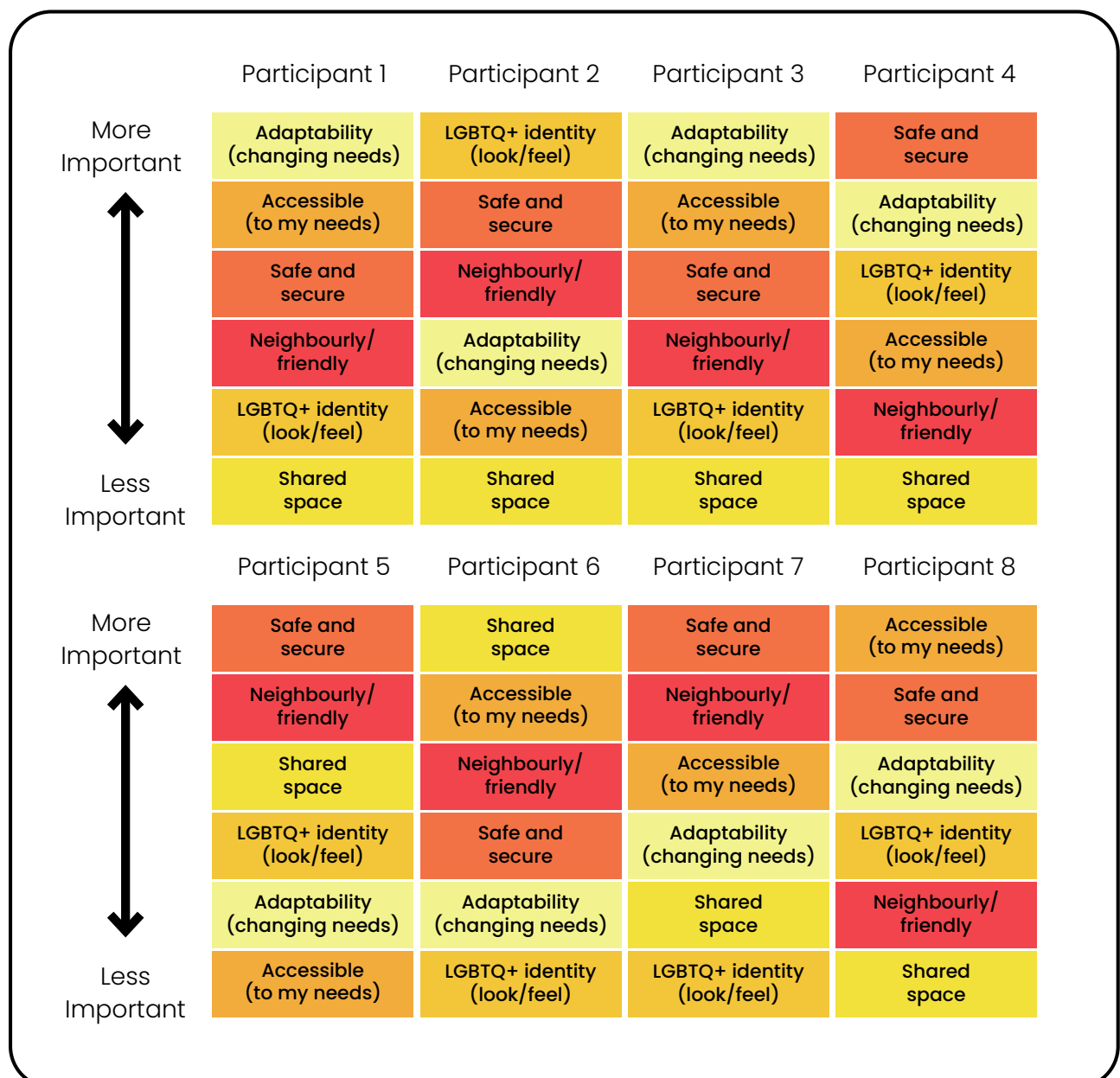


Figure 18. Results of the ranking exercise:

Focus Group Findings

Accessibility

The participants had concerns about 'sensory overload' which can be caused by certain types of lighting, lots of people in certain areas, buzzing of equipment such as lifts. This could be a problem if communal and public spaces are in close proximity to residential spaces. Autonomy emerged as a key word – participants were positive about personalisation in design of the accommodation, this is shown in [De Drie Hoven](#).

The group expressed interest in how support needs could be met and managed within the residential space, including support for communication between residents, their carers, and the housing providers. There were concerns that the support may be inconsistent, Could there be support packages as part of the housing contract rather than using floating support? It was raised that it may be difficult to meet diverse needs in this way.

There was interest in the adaptability of accommodation to suit the changing needs of residents. For example; living with partner, having children, pets or acquiring support needs. [Quinta Monroy](#) is an example of how this can be achieved in some form. One participant said that having the stability of remaining in the same accommodation would be desirable.

support for communication between residents

The participants had some additional ideas for design criteria that they would like to be considered:

- Double handrails
- Bathrooms large enough for wheelchairs
- No heavy doors
- Designated quiet room
- Sound proofing
- Different 'zones' which differ in the degree to which interactions are likely
- Taxi drop off/pick up points must be easy to find
- Multiple routes to allow choice in which circumstances residents can socialise

autonomy

Learning Disabled and Autistic Adults Focus Group (Continued)

Focus Group Findings

Safety and solidarity

Participants had some concerns around how public space could be managed as residents would not like to feel restricted by this.

There was a lot of enthusiasm for the inception of a LGBTQ+ hub or community centre space which could offer solidarity and support to younger members of the community, and people with additional support needs. Wharf Chambers in Leeds (Fig.20.) is an example of a successful co-operative LGBTQ+ venue and event space. However, being an old building there are major access issues.

Participants were enthusiastic about the prospect of living amongst other LGBTQ+ people.

It is worth noting that the lower ranking of 'LGBTQ+ identity' was in relation to the housing being visibly identifiable as such.

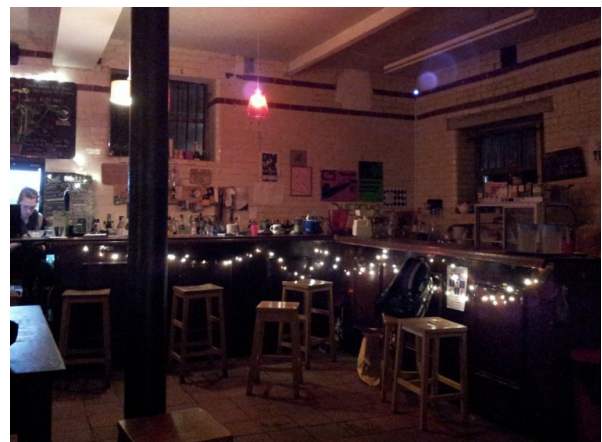


Figure 19. Wharf Chambers in Leeds, UK, accessed 21st July, 2022 <https://leedsbeer.info/wharf-chambers/>

Learning Disabled and Autistic Adults Focus Group (Continued)

Focus Group Findings

Living Environment

The group were generally unenthusiastic about the prospect of casual encounters in shared or communal space. That said, planned social activities would be popular, some participants said they needed encouragement in this area so as not to become isolated.

Although most would not want to share a kitchen routinely, a few participants were interested in cooking a meal with others occasionally, or going to a social event in the development. Most participants would emphatically not want to share the laundry.

Participants were keen for a community space but there were some concerns, for example clear boundaries and separation of public and residents' entrance and exit routes.

Participants were keen for a community space

Most participants would emphatically not want to share the laundry.

Ideas for use of shared spaces:

- Board game library
- Notice board of events
- Quiet sensory room
- Library
- Classroom
- Watching films
- Yoga/pilates
- Dancing

All participants would need distance between their front door and any communal areas—some thought the [Marmalade Lane](#) project gave enough privacy between entrances. It was noted that the [CITU](#) reference did not provide enough privacy in the public realm. None of the participants wished to be too visible and did not like the idea of the [Hive](#) public balconies, again they preferred the external balconies in [Wohnprojekt Wien](#) project.

Participants responded well to [De Drie Hoven](#), specifically the choice to socialise while maintaining a physical barrier.

Black and Brown Focus Group

One participant attended the focus group held on 18/08/22 online. Twelve people expressed an interest in taking part. Three people joined the focus group initially but two left without contributing. Follow up emails were sent to all interested parties but unfortunately no responses were received.

It is worth noting that although efforts were made to engage with people who are black and brown, and people from minority ethnic backgrounds there

was poor attendance. This is a demographic that has not been engaged to the same level as the other groups. One of Pride of Place Living's main aims is to create a space where everyone is welcome, which means efforts to engage with all groups should continue to be a high priority.

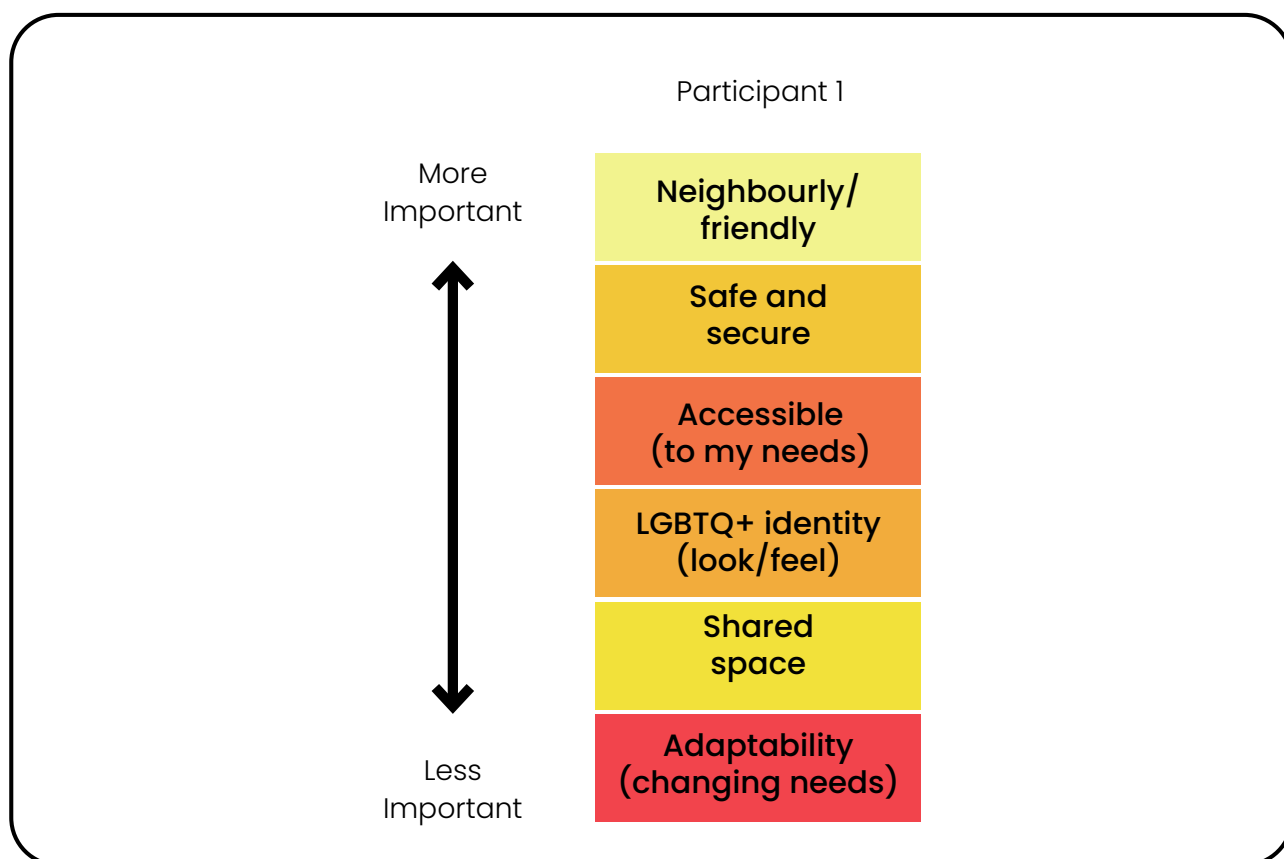


Figure 20. Results of the ranking exercise

Black and Brown Focus Group (Continued)

Focus Group Findings

Accessibility

The participant would want the development to be close to bus routes and close to the city centre with easy access to amenities, like supermarkets and hospitals.



Figure 22. Lebensort Vielfalt, Berlin, accessed 11th September, 2022, <https://www.baunetz.de/meldungen/Meldungen-Integratives-Projekt-von-Christoph-Wagner-Architekten-7074421.html?bild=2>

Living Environment

When discussing shared and community spaces the participant thought a gym or cinema would encourage socialising, however, they were against the idea of a communal kitchen as they thought the negatives outweighed the positives. The participant liked the idea of places to congregate outdoors, like in [Marmalade Lane](#) and [Wohnprojekt Wien](#). They were keen on the bench seating of [De Drie Hoven](#) and [CITU](#) as they thought it didn't feel as sociable: it was important for the seating to be outdoors and not just personalised areas.

a sense of community is the best feeling

Safety and solidarity

The participant was very positive about the idea of it being multi-generational; to benefit from the wisdom of older people. They would love to live in a LGBTQ+ community where there would be mutual understanding. They said a sense of community is the best feeling; being able to wave and say good morning to people from their front door. They liked the idea of living somewhere without discrimination. [Lebensort Vielfalt](#) (Fig.22) is a development specifically for LGBTQ+ residents, housing mostly older gay men.

The participant was positive about the idea of having spaces for the wider community but thought security was important to consider.

Reference Projects



Marmalade Lane

Co-housing scheme in Cambridge UK by Mole Architects.

It can be distinguished by its landscaping that encourages an active street and 'neighbourlyness.'

It is a low rise proposal and an alternative take on a traditional terraced street.

[Further reading](#)



De Drie Hoven

De Drie Hoven is a service and care home development for seniors in the Netherlands by Herman Hertzberger.

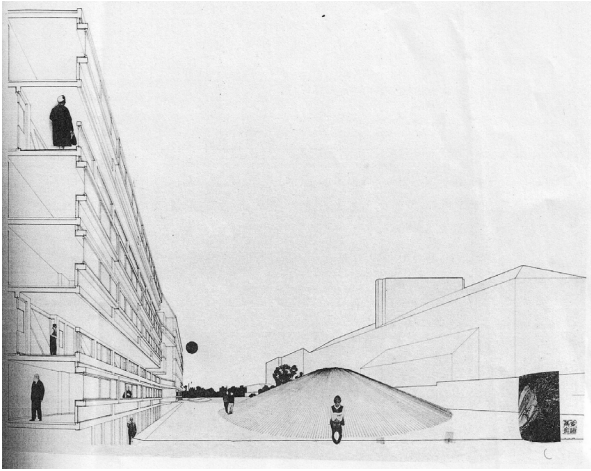
Architectural techniques encourage sociability, stable doors to signify the resident would like to talk, covered benches outside front doors, widening of passageways in public areas to encourage stopping and chatting.

It encourages self expression in residents, providing space to personalise entrances and interiors.

There are many places in communal areas to sit.

[Further reading](#)

Reference Projects



Robin Hood Gardens

An iconic social housing scheme by Alison and Peter Smithson.

'Natural surveillance' is the principle that provided the area is open and well lit people will be aware of goings on and it will deter criminal activity.

Two blocks that overlook a green.
Kitchens face onto the green.

[Further reading](#)



CITU

Example of current & ongoing housing development in Leeds and Sheffield with shared public realm, small private decks give residents a sense of ownership and encourages personalisation with plants and outdoor furniture.

Community WhatsApp groups set up by residents keep everyone aware of goings on, acts as a neighbourhood watch.

[.Further reading](#)

Reference Projects



Vindmøllebakken Housing, Helen & Hard

Vindmøllebakken is an accessible co-housing scheme in Norway.

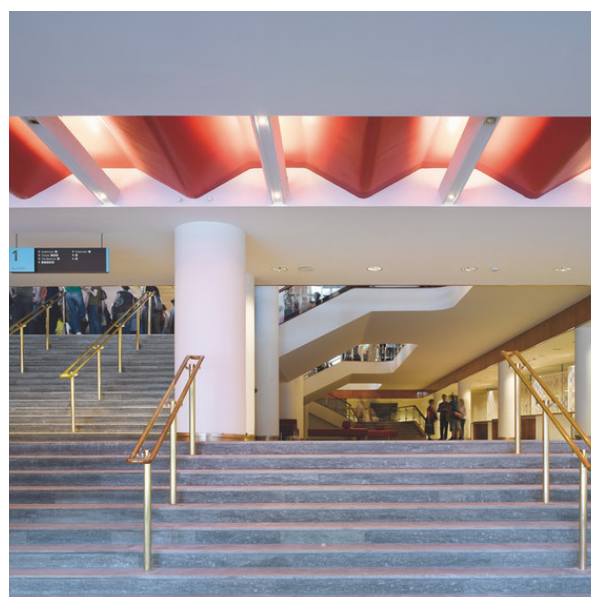
It is a universal design; the architects engaged residents, particularly those with disabilities, to understand their needs during the design process

Individual units were able to be customised based on individual needs

The scheme uses prefabricated building elements, constructed in spruce timber with hemp insulation to create a warm and calm atmosphere - this creates some lovely communal spaces which are key to the project

Built on the 'Gaining by Sharing' model the development is formed of 40 co-living units, 4 townhouses, and 10 apartments

[Further reading](#)



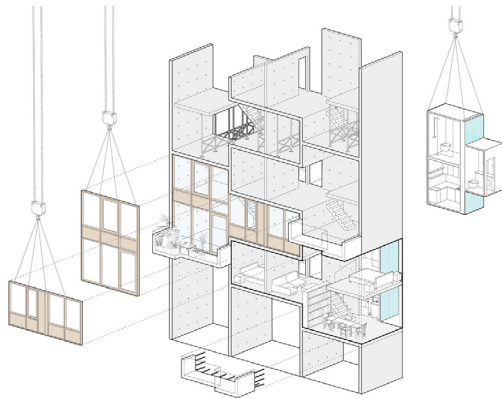
Royal Festival Hall, refurbishment by Allies and Morrison

Royal Festival Hall offers multiple means of accessing upper floors; different types of lifts, structural glazing used for glass lift allows visibility, ambulatory stairs. The landscape design is inclusive.

There is a clarity to the access ways and circulation routes. It is a great example of truly public space.

[Further reading](#)

Reference Projects



Solid space

Solid Space is a housing developer based in London with high quality designs and finishes.

This principle is the 'kit of parts concept.' A base level provides a concrete shell and core, which is enough to be signed off for building regulations (ie. includes kitchen and bathroom).

Residents then adapt and finish their properties as they see fit.

[Further reading](#)



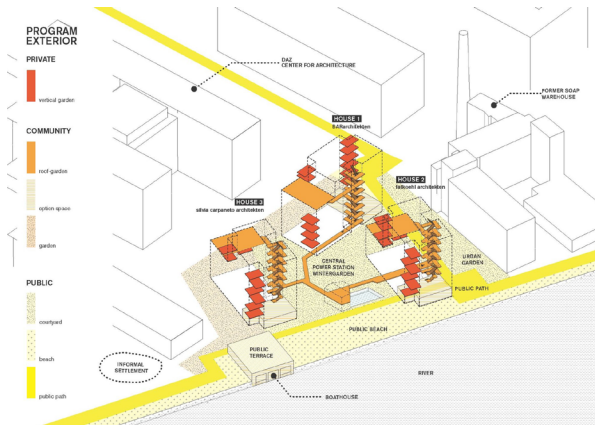
Quinta Monroy, Elemental

Quinta Monroy is a social housing development in Chile.

The dwelling provided initially is half the size of the available plot, with an option to extend into the yard for more space. This is useful if the residents' space requirements change.

[Further reading](#)

Reference Projects



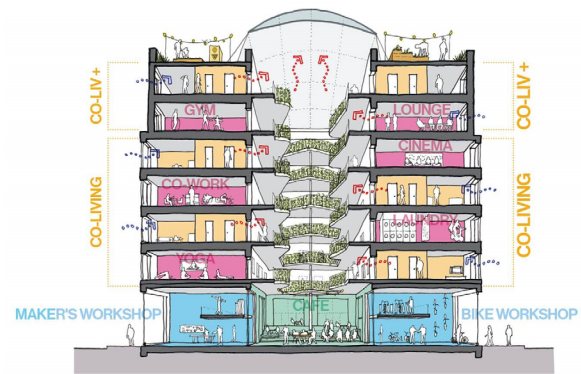
Coop development in Berlin

Open to the neighborhood and city.

The diagram shows the differentiation between private, communal, public spaces, the public spaces branch off from one another, a gradation of public to private

The model offers joint ownership for long-term affordable rents, design and construction methods are low cost.

[Further reading](#)



The Hive

The hive is a co-housing scheme in Sheffield, UK.

Central atrium model, overlooked by balconies and breakout spaces. This provides natural surveillance.

[Further reading](#)

Reference Projects



R50 Baugruppen

R50 Baugruppen is a co-housing scheme in Berlin. It features continuous balconies around the perimeter that form shared space for the residents.

There is a double height flexible communal space at ground floor level.

It is formed of a modular timber façade and concrete structure.

[Further reading](#)



Markthal MVRDV

Markthal is a mixed use residential and market hall in Rotterdam, Netherlands. It is a market hall overlooked by flats, built with a central atrium principle.

There are psychedelic decorations to internal walls, originally intended to be LED screens.

[Further reading](#)

Reference Projects



Three-Generation House

Three-generation House is a single dwelling housing three generations as the name suggests. It implements a yellow stair as a thread throughout the house, linking of spaces for multi-generational living.

[Further reading](#)



Lebensort Vielfalt, Berlin

Translated from German to English 'Lebensort Vielfalt' is "Living Diversity." The scheme consists of 24 flats designed for intergenerational living with a focus on older gay men.

[Further reading](#)

Reference Projects



Wohnprojekt Wien

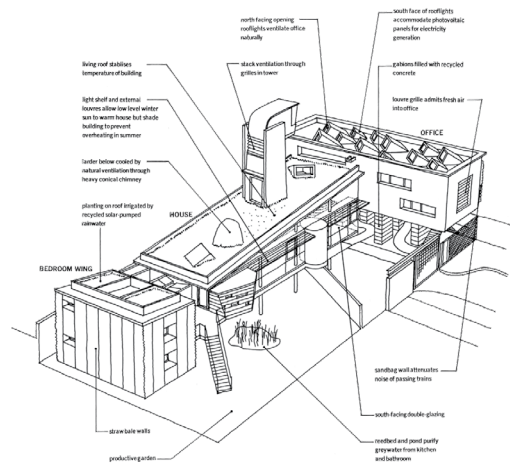
Multigenerational co-housing project in Vienna.

High energy efficiency.

Communal spaces, community kitchen, childrens playroom, basement event hall lit by sunken courtyard.

Asset pool financial model, funding from members of the association or sponsors.

[Further reading](#)

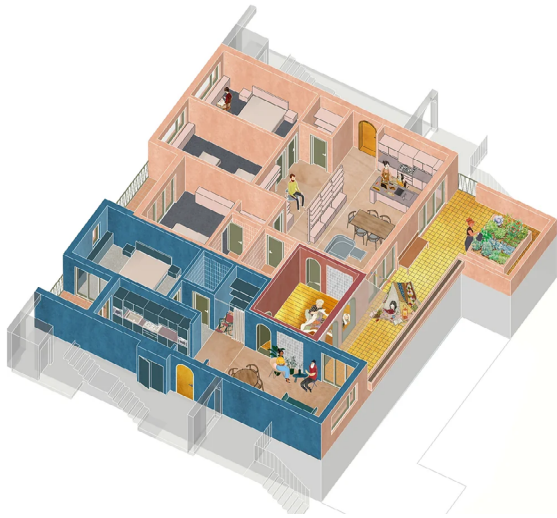


Stock Orchard Street

Sarah Wigglesworth's own home on Stock Orchard Street is a live work space and shows an unusual application of off-the-shelf materials, it also has high green credentials through implementation of passive design principles.

[Further reading](#)

Reference Projects



Two Front Doors

Two Front Doors is a winning competition entry for Housing for the Future from architects Hill Patru based in London. The high density scheme proposes intergenerational living with a key spatial technique to share some adaptable spaces between private dwellings. It also proposes incorporating shared community facilities and amenities throughout the wider development.

[Further reading](#)



Lucien Kroll

Lucien Kroll is known for his role in participation architecture. "To order is a military act: to motivate is to be responsive and responsible." His design ethos is interesting in relation to personalisation, he wanted to create a rich urban fabric through consultation and participation of residents. He also championed the use of basic construction materials in unusual ways, in a similar approach to Sarah Wigglesworth.

[Further Reading](#)

Conclusion

Three initial themes were used to prompt the workshops and focus groups: Solidarity and Safety, Living Environment, and Accessibility. The outcomes set out in this document have informed seven key design principles: many participants had the same desires, where there have been conflicting opinions, questions have been posed. These principles will form the foundation of a design brief for Pride of Place Living to proceed with the next stages of the procurement process.

1. BALANCE (spatial): of private and community and public space

A definition of public, semi-private, private space:

1. Public: areas accessed by the wider community, be that neighbours, members of the wider LGBTQ+ community, interested parties, carers
2. Semi-private: shared space between residential units, including facilities
3. Private: accessible only to individual residents or resident 'family units'

What residents are willing to share will inform the ratio of private, semi-private, public space required.

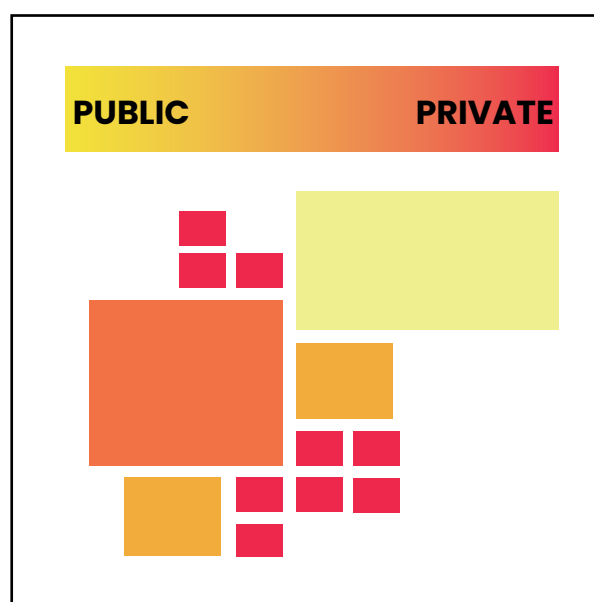


Figure 24. Spatial balance diagram

Conclusion (Continued)

2. BALANCE (needs): to what extent can Pride of Place Living cater to different needs of residents

A proposal of inclusions and exclusions of needs the design will cater to, what is the impact on the construction budget, purchase price, rents, and maintenance costs?

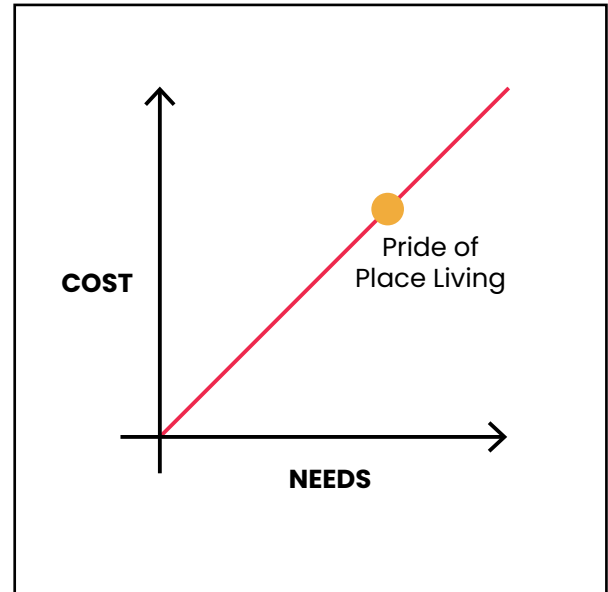


Figure 25. Balance of needs diagram

3. CHOICE: of communality, autonomy of residents

Economies of sharing, spaces that encourage social interactions and chance encounters. The workshop participants responded more positively to the communal living concepts than the focus groups, however this shouldn't discourage Pride of Place Living from pursuing an ideal communality. The root of this design principle is choice.

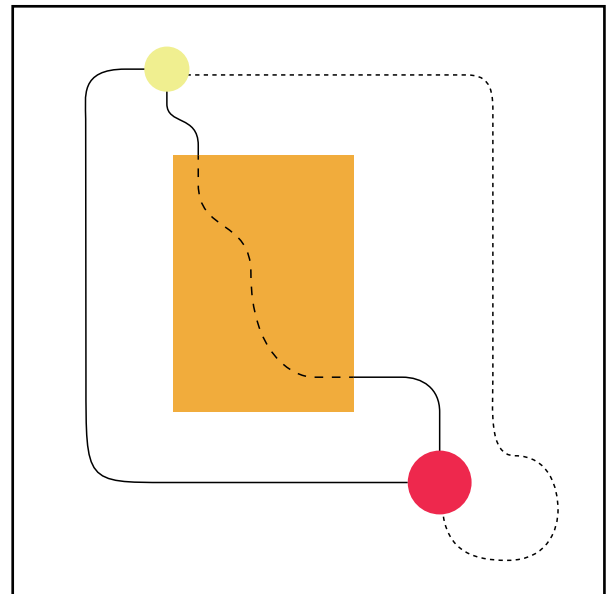


Figure 25. Choice diagram

Conclusion (Continued)

4. ADAPTABILITY: to changing needs

It is critical that the design is adaptable to achieve a truly multigenerational living concept, which remains one of Pride of Place Living's primary aims. How can the design cater for residents whose circumstances might change; financially; physically (due to ageing, or change in physical ability); socially, spatially (size of family unit).

Can the design and structure of the housing option be agile in both design and set-up? How can security of tenure be maintained in changing circumstances?

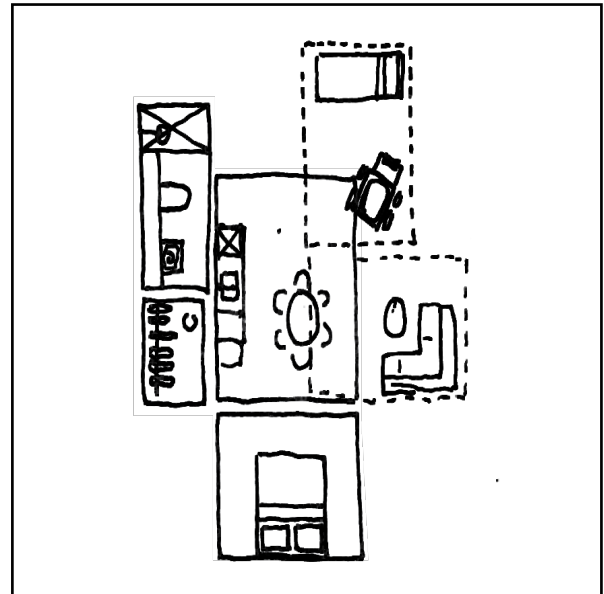


Figure 26. Adaptability diagram

5. INDIVIDUALITY: ability to personalise and express identity

Participants wanted the option to personalise, specifically in rental properties. Pride of Place Living should approach renters' rights differently to allow people to make changes and improvements while in long term tenancies.



Figure 27. Personalisation concept

Conclusion (Continued)

6. NOISE: insulation and separation

Insulation and separation was extremely important to participants. This could form a key part of the design; for example the form of spaces that are designed to reflect both their communality and therefore level of noise insulation. Consideration should be made:

1. Between private & public spaces
2. At specific times to allow different living patterns of residents
3. Between private dwelling and external noises, traffic etc.

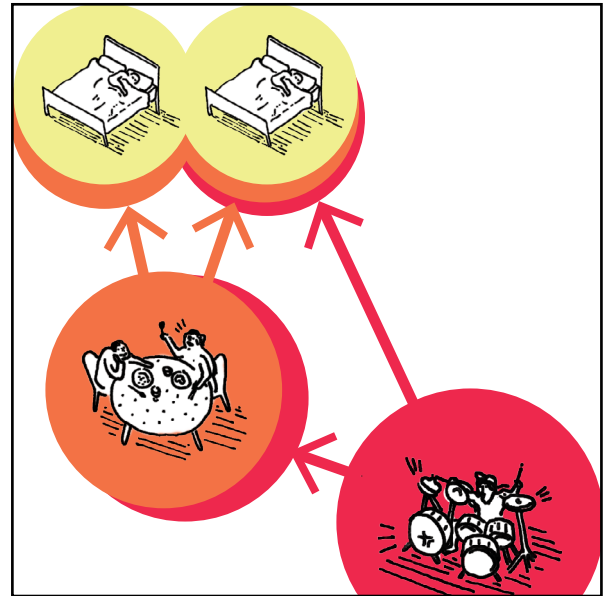


Figure 28. Noise adjacency diagram

7. ACCESS: to transport links

Public Transport Accessibility Level (PTAL) is typically considered in feasibility studies for new developments, can Pride of Place Living create their own version: what is the maximum distance from certain amenities that residents would be willing to travel, time taken, ease of route should be taken into account.

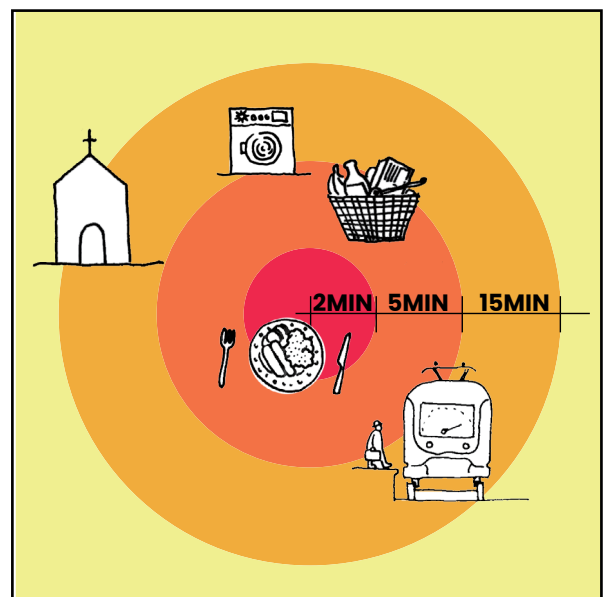


Figure 28. Access to amenities diagram

Conclusion (Continued)

Next Steps

The seven core principles will need to be refined through continued consultation; more targeted workshops, focus groups, and surveys. Ultimately this should be done against a specific site, with a budget.

Pride of Place Living's next steps are:

- To share findings with the LGBTQ+ community in Leeds and West Yorkshire and other stakeholders and supporters
- Apply the design principles and ideas to create an architectural concept and plan
- Take steps to secure a site in the Leeds and West Yorkshire area
- Partner with a LGBTQ+ affirmative housing association/ developer
- Raise finance, seeking sponsors and stakeholders

Expertise and supporters are welcomed throughout the process.

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